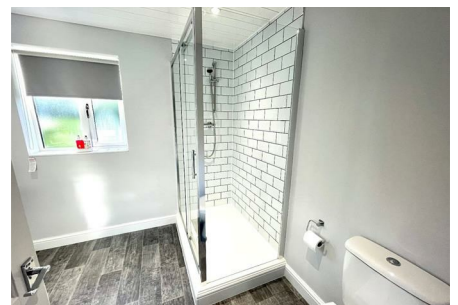
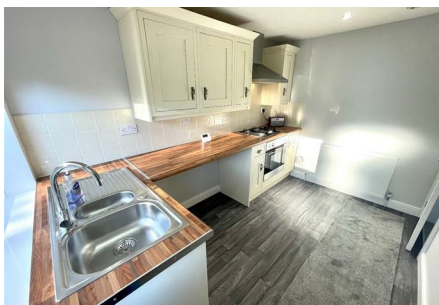




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1 Holmfield Close, Huddersfield, HD8 9NF

**£725 Per Month**

**\*\*LB\*\* \*ATTENTION NOW AVAILABLE FOR LET\*** ADM Residential are pleased to offer **\*FOR LET\*** this newly renovated, STUNNING, newly decorated and newly carpeted TWO DOUBLE bedroomed semi-detached true bungalow, situated in this quiet area of Clayton West being close to all local amenities and bus routes, good walks, and local shops. The property has been renovated to a high standard and offering spacious accommodation boasting gas central heating and double-glazing. The property comprises:- Entrance newly fitted composite door, inner porch, lounge, modern kitchen, inner hallway giving access to NEW large shower room, storage cupboard and two bedrooms. Exterior: Enclosed tiered garden to front with paved paths, to the rear having flagged patio area, shrubs and flower borders. Off road parking to front for one vehicles. Viewing essential to appreciate the size of this property we have on offer. Contact the agent to arrange a viewing on 01484 644555 or Text us on 07780 446202, PLEASE NOTE PROFESSIONAL/ SEMI RETIRED/MATURE TENANT NEED ONLY APPLY, RENT £725pcm.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE PORCH



Entrance composite door which open onto the porch with glazed wood door leading to:

## LOUNGE 13'10" x 10'9" (4.22 x 3.28)



Newly decorated modern lounge with uPVC window to front aspect, offering superb far reaching over the countryside and Emley moor. Featuring a B.T point, T.V aerial, wall mounted gas central heating radiator, door leads to:

## KITCHEN 10'8" x 7'4" (3.25 x 2.24)



Newly renovated, cottage style kitchen with uPVC window to rear aspect, matching base and wall units in white with complementary wood effect laminated worktops, inset stainless steel sink and drainer, integral stainless steel gas oven, gas hob, stainless steel extractor fan over, partly tiled walls, plumbing for automatic washing machine, space

for a fridge and a wall mounted gas central heated radiator.

## INNER HALLWAY

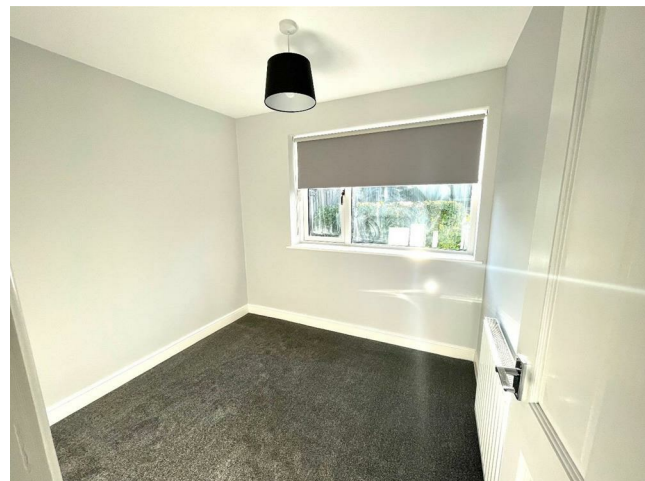
Inner hallway giving access to all rooms, a useful storage cupboard and access to loft hatch.

## BEDROOM ONE 12'4" x 9'10" (3.76 x 3.00)



A newly decorated double bedroom with uPVC window to front aspect, a useful storage cupboard housing Combi-boiler, gas central heating radiator, finished with newly fitted carpets:

## BEDROOM TWO 9'2" x 8'1" (2.79 x 2.46)



A second bedroom which is newly decorated with uPVC window to rear aspect,, finished with newly fitted carpets and a wall mounted gas central heating radiator:

### SHOWER ROOM 7'4" x 6'5" (2.24 x 1.96)



Newly fitted, modern shower room, which consists of a three piece shower suite in white with chrome effect fixings with uPVC window to rear aspect, featuring double walk in shower with glass screen and mains fitted shower unit, hand wash basin with mixer taps, low level flush w/c, finished with vinyl floorings, extractor vent and a wall mounted chrome heating towel rail:

### EXTERIOR



The property has a good size garden to front being part lawned with tiered steps leading to front porch, off street parking for one car, please note no drop kerb. To the rear of the property part lawned garden with enclosed private flagged patio area, flower borders, please note there will be a garden to tend the garden once a month.

### DIRECTIONS

From leaving Our Milnsbridge office, Depart Market Street toward Scar Lane, Bear right onto Whiteley Street, Keep straight onto A62 / Manchester Street, Bear left onto Outcote Bank, Turn right onto A62 / Castlegate, At roundabout, take 2nd exit onto A629 / Wakefield Road, Keep

left onto A642 / Wakefield Road, At roundabout, take 1st exit, Turn right onto Paul Lane, Road name changes to Moor Top Lane, Road name changes to Westfield Lane, Road name changes to Lenacre Lane, Road name changes to Westfield Lane, Bear left onto Jagger Lane, Road name changes to Chapel Lane, Road name changes to Beaumont Street, Keep right onto Upper Lane. Turn right onto Hagg Hill Lane, Road name changes to Kiln Lane, Turn right onto A636 / Wakefield Road, Turn left onto Victoria Street, Bear left onto Chapel Hill, road name changes to Church Lane, turn right onto Newlands Avenue, Turn left onto Holmfield Close, Property will be seen on the Left via our for Sale Board.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### ABOUT THE AREA

About the area are as follows:.

This semi-rural village are equidistant to Huddersfield and Barnsley and have good links to Wakefield, South Yorkshire and the M1. They're

next to countryside and attractions such as the Kirklees Light Railway and the Yorkshire Sculpture Park.

### **COPYRIGHT ADM PARTICULARS**

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### **RENTAL INFORMATION 2023**

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

### **NON SMOKERS PERMITTED**

Professional tenants only need apply due to the mortgage stipulations

1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.

2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.

3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing/ the prospective tenant must have a good understanding of ventilation and how to keep and maintain the property under the tenancy agreement.

Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

### **Council Tax Bands**

The council Tax Banding is "B"

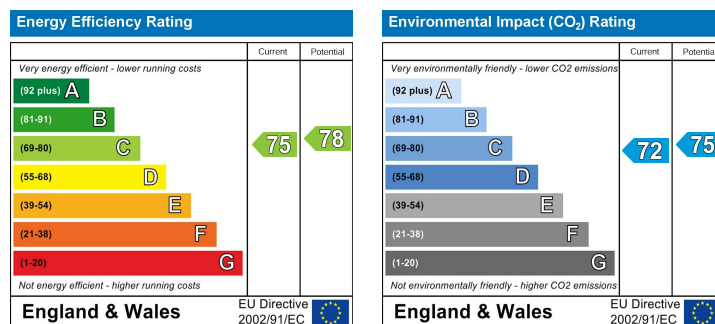
Please check the monthly amount on the Kirklees Council Tax Website .

### **EPC"C" LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8240-6821-5020-1622-9296>

## Floor Plan

### Energy Efficiency Graph



#### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.